

178.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

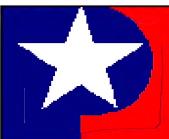
755,700 / 755,700

USE VALUE:

755,700 / 755,700

ASSESSED:

755,700 / 755,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
91		VALENTINE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COLES JASON A	
Owner 2: MARCHANT KENDRA M	
Owner 3:	
Street 1: 91 VALENTINE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: DOYLE GERARD B -	
Owner 2: -	
Street 1: 91 VALENTINE RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1986 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5139.000	352,800	1,000	401,900	755,700

Legal Description					

User Acct	120648
GIS Ref	

GIS Ref	
Insp Date	

Insp Date	07/24/18
!13992!	

PRIOR ID # 1:	120648
PRIOR ID # 2:	

PRIOR ID # 3:	
PRIOR ID # 1:	

PRIOR ID # 2:	
PRIOR ID # 3:	

PRIOR ID # 1:	
PRIOR ID # 2:	

PRIOR ID # 3:	
ASR Map:	

FACT DIST:	
REVAL DIST:	

YEAR:	
LANDREASON:	

BLDREASON:	
CIVILDISTRICT:	

ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DOYLE GERARD B	50266-202	10/25/2007			459,000
DOYLE GERARD B	50266-199	10/25/2007	Family		1
DOYLE GERARD/ET	26553-518	8/2/1996			1
					No
					No
					A

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2011	1509	Manual	5,000	C				rebuild front stai
3/8/2011	124	Redo Bas	15,200					&REDO BATH
4/17/2008	362	New Wind	600			G9	GR FY09	

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
10/25/2008	Meas/Inspect	345	PATRIOT
2/29/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/12/1993		AJS	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5139	Sq. Ft.	Site			0	70.	1.12	7									401,919						401,900	

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH								
Type:	6 - Colonial			Full Bath:	1	Rating:	Good	OF-TOILET IN BMT. FIELDSTONE FOUNDATION W/CONC BLOCK ABOVE GROUND.												
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:														
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:														
Sec Wall:		%		OthrFix:	1	Rating:	Fair													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1												
Color:	TAN			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl:	1	Rating:	Good													
GENERAL INFORMATION						WSFlue:		Rating:												
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1930	Eff Yr Blt:		Location:		Total Units:														
Alt LUC:		Alt %:		Floor:		% Own:														
Jurisdct:	G12	Fact: .		Name:		DEPRECIATION		REMODELING			RES BREAKDOWN									
Const Mod:						Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL						
Lump Sum Adj:						Functional:			%	Interior:	1	7	3							
INTERIOR INFORMATION						Economic:			%	Additions:										
Avg Ht/FL:	STD			Special:				%	Kitchen:											
Prim Int Wal	2 - Plaster			Override:				%	Baths:											
Sec Int Wall:		%		Total:	18.6	%			Plumbing:											
Partition:	T - Typical								Electric:											
Prim Floors:	3 - Hardwood								Heating:											
Sec Floors:		%							General:											
Bsmnt Flr:	12 - Concrete								Totals	1	7	3								
Subfloor:																				
Bsmnt Gar:	1																			
Electric:	3 - Typical																			
Insulation:	2 - Typical																			
Int vs Ext:	S																			
Heat Fuel:	2 - Gas																			
Heat Type:	5 - Steam																			
# Heat Sys:	1																			
% Heated:	100	% AC:																		
Solar HW:	NO	Central Vac:		NO																
% Com Wal		% Sprinkled																		
MOBILE HOME						Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS						PARCEL ID 178.0-0005-0010.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	14X26	A	AV	2000		3.28	T	15.2	101			1,000		1,000		
More: N	Total Yard Items:	1,000		Total Special Features:			Total:	1,000												